177.0	0003	0007.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,404,900 /	1,404,900
					USE VALUE:	1,404,900 /	1,404,900
					ASSESSED:	1,404,900 /	1,404,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
128		RUBLEE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AXLER JEANNE M/ TRUSTEE
Owner 2:	JEANNE AXLER REVOCABLE TRUST
Owner 3:	
Street 1:	128 RUBLEE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CAMILY LLC -
Owner 2:	-
Street 1:	220 MAYNARD RD
Twn/City:	SUDBURY
St/Prov:	MA Cntry:
Postal:	01776

NARRATIVE DESCRIPTION

This parcel contains 7,020 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1960, having primarily Wood Shingle Exterior and 4501 Square Feet, with 1 Unit, 2 Baths, 2 3/4 Baths, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7020.000	963,500		441,400	1,404,900
Total Card	0.161	963,500		441,400	1,404,900
Total Parcel	0.161	963,500		441,400	1,404,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 312.12 | /Parcel: 312.1

Legal Description

User Acct 119561

GIS Ref

GIS Ref

Insp Date 05/21/19

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 177.0-0003-0007.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	963,400	0	7,020.	441,400	1,404,800	1,404,800	Year End Roll	12/18/2019
2019	101	FV	95,200	0	7,020.	435,100	530,300	530,300	Year End Roll	1/3/2019
2018	101	FV	190,500	0	7,020.	334,200	524,700	524,700	Year End Roll	12/20/2017
2017	101	FV	190,500	0	7,020.	315,300	505,800	505,800	Year End Roll	1/3/2017
2016	101	FV	190,500	0	7,020.	290,100	480,600	480,600	Year End	1/4/2016
2015	101	FV	189,500	0	7,020.	271,200	460,700	460,700	Year End Roll	12/11/2014
2014	101	FV	189,500	0	7,020.	249,700	439,200	439,200	Year End Roll	12/16/2013
2013	101	FV	189,500	0	7,020.	249,700	439,200	439,200		12/13/2012

!13883!

PRINT

Date	Time
12/11/20	03:46:37

LAST REV

Date	Time
06/26/19	15:20:05

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13883

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAMILY LLC,	72345-533		3/18/2019		1,450,000	No	No		
CIPRIANO JAMES	71097-589		6/1/2018	Change>Sale	760,000	No	No		
CIPRIANO FRANCE	68051-141		9/20/2016	Convenience	1	No	No		Charles James Cipriano d.o.d. 1/20/2005 bk 68
VALERI CONSTRUC	9833-319		6/23/1961	Family	20,500	No	No		Charles J Cipriano dod 1/20/2005

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/28/2018	1613	Heat App	16,000	C				
8/16/2018	1178	Addition	201,000	O				
6/7/2018	757	Inter-De	6,000	C				
10/10/2012	1287	Re-Roof	4,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/19/2019	SQ Returned	JO	Jenny O
5/21/2019	Measured	DGM	D Mann
5/21/2019	Permit Visit	DGM	D Mann
7/2/2018	MEAS&NOTICE	BS	Barbara S
4/18/2013	Info Fm Prmt	EMK	Ellen K
10/20/2008	Meas/Inspect	345	PATRIOT
12/29/1999	Meas/Inspect	243	PATRIOT
12/1/1981		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	119561
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7020		Sq. Ft.	Site		0	70.	0.90	6									441,420						441,400	

Total AC/HA:	0.16116	Total SF/SM:	7020	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	441,420	Spl Credit		Total:	441,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1960	Eff Yr Blt:	2019
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.2	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.92910683
Const Adj.:	1.00999999
Adj $ / SQ:	117.300
Other Features:	150077
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	965446
Depreciation:	1931
Depreciated Total:	963515

COMMENTS

OF=LAUNDRY SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 2					HB 1		

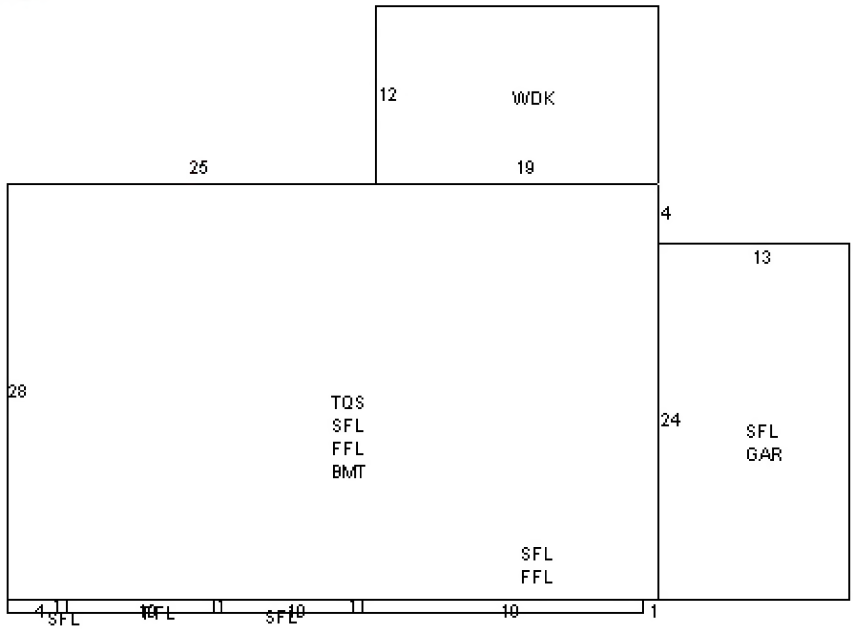
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	171.26
Special Features:	0	Val/Su Net:	174.11
Final Total:	963500	Val/Su SzAd	256.11

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,577	117.300	184,982
FFL	First Floor	1,261	117.300	147,915
BMT	Basement	1,232	48.910	60,262
TQS	3/4 Story	924	117.300	108,385
GAR	Garage	312	23.240	7,252
WDK	Deck	228	10.490	2,392

Net Sketched Area:	5,534			Total:	
Size Ad	3762	Gross Are	6128	FinArea	4501

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

177.0-0003-0007.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: